



**CITY OF SUNNYVALE
REPORT
Heritage Preservation Commission**

June 7, 2006

SUBJECT: **2006-0194:** Application on a 6,500 square-foot site located at **161 North Murphy Avenue** (near Beemer Ave) in an R-2 (Low-Medium Density Residential) Zoning District.

Motion **Landmark Alteration Permit** to consider the potential historic significance of an addition to an existing Heritage Resources Inventory structure.

REPORT IN BRIEF

Existing Site Conditions Church

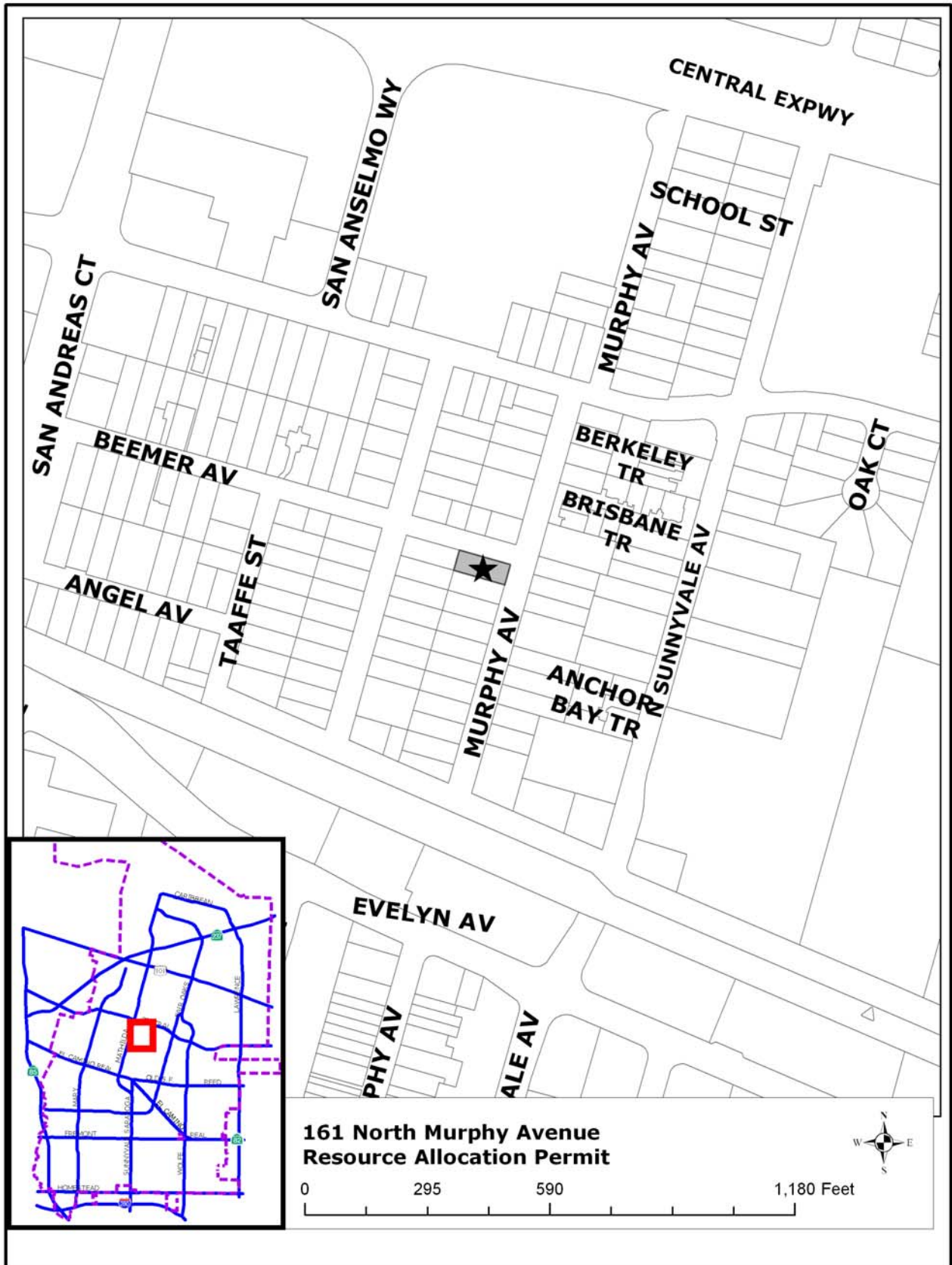
Surrounding Land Uses

North	Single Family Residential
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

Issues Project impact on a Heritage Resource structure

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Determine that the proposal does not impact the historic significance of the Heritage Resource.



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Medium Density	Same	Same
Zoning District	R-2	Same	Same
Lot Size (s.f.)	6,500	Same	No min.
Gross Floor Area (s.f.)	1,206	1,910	2,600
Lot Coverage (%)	19%	29%	40% max.
Building Height (ft.)	39' 6"	Same	30' (exception for spires)
No. of Stories	1	Same	2 max.
Setbacks			
• Front	22'	Same	20'
• Left Side	14'	Same	4'
• Right Side	14'	Same	9'
• Rear	63'	31'	20'
Parking			
Total No. of Spaces	0	0	50

★ Indicates deviation from the Zoning Code.

ANALYSIS**Description of Proposed Project**

This application is proposing the addition of a 704 square foot sunroom to the existing 1,206 square foot church.

Background

The church is listed on Sunnyvale's list of Heritage Resources and requires approval of a Landmark Alteration Permit for any significant alteration to the existing structure. Sunnyvale Municipal Code Title 19 (§19.96.065 Zoning Ordinance) states: "The United States Secretary of the Interior's Standards shall provide base criteria for evaluating proposed alterations to a landmark structure."

Staff determined the proposed project could have an impact on the existing building due to the size of proposed addition relative to the size of existing building. Therefore, a historic architectural evaluation report was required from

the applicant. The report was completed by Archives and Architects using the Secretary of the Interior's Standards for Review (see Attachment C). The report analyzes the project against the list of ten standards for preservation of historic resources. The report does not address whether or not the church has historic significance at the Federal, state, or local level since the applicant is not proposing to de-list or demolish the existing structure. The analysis focuses specifically on the compatibility of the addition with the church.

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1993-0241	Variance for parking	Administrative Hearing/Approved	12/29/93
1993-0241	Use Permit for expansion of existing church	Administrative Hearing/Approved	12/29/93

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 3 Categorical Exemptions cover additions or alterations to existing buildings.

Landmark Alteration Permit

Use: The building is currently used as a church with approximately 60 members. The church is used by the full congregation on Sundays from 10:00am to 12:00pm for services. Other smaller group meetings by church members occur periodically throughout the week. There are no other uses at this church that are typically associated with other churches, such as day care, schools, community meetings, regular weddings, etc.

The proposed sun room will be used by the church for meetings after services and during other regular weekly times. These meetings are currently held in the main church building or offsite. The church does not have any seats in the main hall, since the congregation stands during church services. The sun room will allow seats to be easily provided for non-service meetings. No additional meetings, uses, or services are proposed as part of this application.

Site Layout: The site is a rectangular, corner lot, 50 feet wide by 130 feet long. The existing structure meets front, side, and rear yard setbacks. The existing lot coverage is well below the maximum 40% allowed. There is an existing six

foot high wood fence which runs along the Beemer Avenue and rear property lines. The rear yard consists of landscaping, lawn, and concrete walkways.

The proposed addition will be constructed within the required minimum setbacks and lot coverage. The existing wood fence and landscaping will remain.

Architectural Evaluation Report: The report completed by Archives and Architects reviewed the compatibility of the proposed addition based on the Secretary of the Interior's Standards for Rehabilitation of historic structures. The report is not intended to assess the historic significance of the church.

The following is the analysis from the report:

1. "A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."

Analysis: The use of this building and site do not change for this project.

2. "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

Analysis: The proposed project is consistent with this Standard. The area at the rear of the building had previously been paved as a patio and fenced, not open space or landscaped specially, so there is no loss of setting. The connection of the new wing to the existing building will impact only the non-original cladding at the rear, and there is no original fenestration, so no character defining features will be affected.

3. "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken."

Analysis: No changes are proposed that might be mistaken for original features.

4. "Changes to the property that have acquired historical significance in their own right will be retained and preserved."

Analysis: No changes to the building have been identified as having acquired historic significance in their own right. Known modifications are recent (post - 1979).

5. "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."

Analysis: The features, finishes, and construction techniques or examples of craftsmanship that characterize the property are preserved in this proposal.

6. "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

Analysis: The project plans do not address the repair or replacement of deteriorated original features; the project proposed is solely an addition project.

7. "Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used."

Analysis: No chemical or physical treatments are proposed in this project.

8. "Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."

Analysis: Archeological resources are not evaluated in this report.

9. "New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Analysis: The proposed addition has a clearly different character than the original church building; it is smaller in size and massing, has different roof pitch and height, and it is built of glass, aluminum and textured paneling rather than wood-frame construction with traditional horizontal siding. It is compatible through its simplicity of form, its gabled roof, and its consistent roof materials. The proportions of the addition are visually subordinate to the main building; the addition is narrower than the original church (see below), allowing the entire footprint of the original building to be perceived, including all four corners; the addition roof is lower, allowing the original roofline to remain prominent from all directions. The addition, with

recommendations itemized below, will not detract from the original church design.

There is one discrepancy in the drawing dimensions that needs to be addressed. The plan graphically shows the addition narrower than the original building, but the dimensions show the addition to be 22', the same as the existing building. It is recommended that the width of the proposed addition be reduced to less than 22' to maintain the original building as the primary structure.

Some of the currently proposed materials of the addition are not compatible with the historic resource; minor changes would bring the proposed addition in compliance with the Standards:

The currently proposed white aluminum finish with white paneling would be very bright and shiny; this color and material combination would draw attention to the addition, away from the historic building. It is recommended that the finish material of the aluminum be changed to bronze anodized. This color would recede visually, and would blend with the roof color and trim color of the main building. It is also recommended that the panels be painted to match the off-white color of the church, or to match the trim; white would be incompatible.

The simulated skip-trowel finished paneling proposed for the addition is not compatible with the smooth siding and traditional design of the historic building. It is recommended that a smooth finish be provided; apparently, a stippled hand finish base panel is available.

It is recommended that drawings clearly state that the proposed roof shingles on the addition shall match the church shingles. (This is understood, but not currently documented.)

It is recommended that a landscaping design be provided that confirms the preservation of the setting and possibly provides some screening for the new building.

10. "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Analysis: The essential form and integrity of the historic property would be maintained in this project; the addition as presented would be easily reversible.

Landscaping: No additional landscaping is required as part of this project. The addition will occur in an area that is currently comprised of lawn.

Parking/Circulation: The property does not have any on-site parking at this time and parishioners must park on the street when attending services or meetings at the church. The church is considered existing non-conforming since the church was completed prior to the City's parking regulations.

The parking requirement for the existing church was calculated using a ratio of one space for each 21 square feet, plus one for each employee. The totals approximately 50 required spaces. The proposed sun room addition would not require additional parking for the site. The room will not be used concurrently to expand church services or other meetings. The room will be used by parishioners after services for meetings, social events, or other gatherings that are not typically held in the main church building and where seats can easily be provided. No additional meetings, uses, or services are proposed as part of this application.

General Plan

The following goals and policies were considered to determine conformance with the General Plan:

General Plan Sub-Element	Goal or Policy	Comments
Heritage Preservation Sub-Element	<i>Policy 6.3B.3: Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences which reflect various phases of the City's history and cultural traditions of past and present residents.</i>	The proposed addition will not significantly impact the existing structure.

Compliance with Development Standards

The proposed project complies with current development standards, except parking requirements (previously discussed).

Expected Impact on the Surroundings

Staff believes that the proposed project will not have any negative impacts to the surrounding neighborhood. The sun room addition will be only minimally visible from the surrounding properties and will not detract from the architecture of the existing church. The use of the sun room will not cause additional impacts to the neighborhood since it will not create any new uses of

the property. The existing non-conforming parking situation will not be made further non-conforming by this project.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• <u>45</u> mailed to the adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Discussion: Staff is recommending approval of this Landmark Alteration Permit since staff was able to make the two required findings to approve the permit.

The church has operated on site for many years without conflict with the surrounding residential uses. The City has not received complaints about the noise, parking, or general church activities from the neighbors. The addition of the sun room would respond to the needs of the congregation without materially adding to the number of church members, uses, or activities. The addition therefore, will not negatively impacting the surrounding neighborhood.

Staff has reviewed all three sources of information for this site and has concluded that the addition would not have a significant impact to the existing structure. Staff agrees with the conclusions reached in the Archives and Architect's report analyzing the Secretary of the Interior's Standards for Rehabilitation.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Landmark Alteration Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Landmark Alteration Permit subject to the Conditions of Approval.
2. Approve the Landmark Alteration Permit subject to modified Conditions of Approval.
3. Deny the Landmark Alteration Permit.

Recommendation

Alternative 1.

Prepared by:

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Reviewed by:

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Attachment:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Archives and Architects Report, dated April 13, 2005 (error 2006)
- D. Historic Information from *Images: Sunnyvale's Historic Resources*
- E. Historic Information from 1979 Cultural Resources Inventory
- F. Site Plans

Recommended Findings – Landmark Alteration Permit

In order to approve the Landmark Alteration Permit, the proposed project must meet the finding #1 and at least one of findings #2, #3, or #4.

Staff was able to make findings #1 and #2 and recommends approval of the Landmark Alteration Permit.

1. The action proposed will be consistent with the purposes of the Heritage Preservation Ordinance.
The proposed project meets the purpose and intent of the Heritage Privation chapter of the Sunnyvale Municipal Code.
2. The action proposed will not be detrimental to a structure or feature of significance as a heritage resource; or
Staff has reviewed all three sources of information for this site and has concluded that the proposed project would not have a significant impact to the existing structure. Staff agrees with the conclusions reached in the Archives and Architect's report analyzing the Secretary of the Interior's Standards for Rehabilitation
3. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Section 19.96.110; or
N/A
4. The applicant has demonstrated that denial of the application will result in immediate, undue, or substantial hardship pursuant to Section 19.96.120.
N/A
5. If all of the findings in subsections (f)(2) through (f)(4) of this section are not made, the permit shall be denied.
N/A

Recommended Conditions of Approval – Landmark Alteration Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

1. The Landmark Alteration Permit shall expire two years from the date of approval by the final review authority if not executed or if the use is discontinued.
2. The Conditions of Approval shall be reproduced on the front page of the building plans.
3. Any future modifications to the building shall be approved by the Heritage Preservation Commission, except that minor changes may be approved by the Director of Community Development.
4. Obtain all necessary Building Permits.
5. The Landmark Alterations Permit approval does not grand any new uses of the site, such as additional meetings, uses, or services. This includes, but is not limited to, new community meetings, weddings, etc. The existing uses of the site shall remain the same, unless approved through a new Use Permit.
6. The currently proposed white aluminum finish with white paneling shall be changed to a bronze anodized finish.
7. The exterior panels shall be painted to match the of-white color of the church.
8. The simulated skip-trowel finished paneling proposed for the addition shall be changed. A smooth finish (stippled hand finish) shall be provided.
9. The proposed roof shingles on the addition shall match the church shingles.